

001.0

0003

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

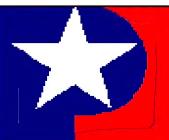
981,900 / 981,900

USE VALUE:

981,900 / 981,900

ASSESSED:

981,900 / 981,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32-32A		FAIRMONT ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KANZER WILLIAM M &	
Owner 2: KANZER DAVID A	
Owner 3:	

Street 1: 8 FORESTER RD	
Street 2:	

Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773	Type:

<b>PREVIOUS OWNER</b>	
Owner 1: KANZER WILLIAM M & DEBORAH -	
Owner 2: KANZER DAVID A -	
Street 1: 9 CAMBRIDGE TURNPIKE	
Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773	

<b>NARRATIVE DESCRIPTION</b>	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

<b>OTHER ASSESSMENTS</b>	
Code	Descrip/No

<b>PROPERTY FACTORS</b>	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

<b>LAND SECTION (First 7 lines only)</b>	
Use Code	Description LUC Fact

104	Two Family	4000	Sq. Ft.	Site	0	80.	1.35	1													
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**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				1036	
104								Building Value				GIS Ref	
4000.000								Yard Items				GIS Ref	
549,900								Land Value				Insp Date	
432,000								Total Value				08/04/17	
981,900													
Total Card								Entered Lot Size				08/04/17	
0.092								Total Land:					
Total Parcel								Land Unit Type:					
0.092													
Source: Market Adj Cost								Total Value per SQ unit /Card: 472.07					
								/Parcel: 472.07					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	549,900	0	4,000.	432,000	981,900		Year end	12/23/2021
2021	104	FV	525,500	0	4,000.	432,000	957,500		Year End Roll	12/10/2020
2020	104	FV	525,600	0	4,000.	432,000	957,600	957,600	Year End Roll	12/18/2019
2019	104	FV	388,000	0	4,000.	459,000	847,000	847,000	Year End Roll	1/3/2019
2018	104	FV	388,000	0	4,000.	334,800	722,800	722,800	Year End Roll	12/20/2017
2017	104	FV	337,600	0	4,000.	291,600	629,200	629,200	Year End Roll	1/3/2017
2016	104	FV	337,600	0	4,000.	248,400	586,000	586,000	Year End	1/4/2016
2015	104	FV	301,800	0	4,000.	243,000	544,800	544,800	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KANZER WILLIAM	1407-99		11/8/2011	Estate/Div		1	No	No	
KANZER WILLIAM	1213-117		11/4/1999	Family		1	No	No	Y

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/26/2018	312	Solar Pa	34,000	C					8/4/2017	MEAS&NOTICE	HS	Hanne S
12/8/2016	1514	Heat App	8,000	C					8/3/2017	Permit Visit	DGM	D Mann
11/10/2016	1388	Inter Fi	185,927	O				remod fire damage	8/2/2017	Measured	DGM	D Mann
11/3/2016	1353	Inter-De	12,000						8/2/2017	Left Notice	DGM	D Mann
12/7/2012	1611	Manual	7,600	C					4/11/2013	Info Fm Prmt	MM	Mary M
8/26/2004	1047	Redo Bat	18,000		G6	GR FY06	install PV solar s		4/30/2009	Measured	372	PATRIOT
9/11/2000	721	Siding	12,000				VINYL SIDING		4/25/2005	Permit Visit	BR	B Rossignol
4/10/1997	154	Porch	4,200				REPAIR PORCH		9/23/1999	Mailer Sent		
									9/23/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

